



**Address:** [705 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-10-6  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.615141873  
**Longitude:** -97.1015639835  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RIDGE POINT ADDITION Block  
10 Lot 6

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$460,879

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800060945

**Site Name:** RIDGE POINT ADDITION Block 10 Lot 6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,095

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,700

**Land Acres<sup>\*</sup>:** 0.1768

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

THOMAS BARBARA A

**Primary Owner Address:**

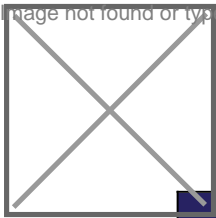
705 RANCHVALE CT  
ARLINGTON, TX 76002

**Deed Date:** 5/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224093720](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	4/27/2023	<a href="#">D223071775</a>		
HMH RIDGEPOINT LAND LLC	10/29/2021	<a href="#">D221318488</a>		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$421,099	\$39,780	\$460,879	\$460,879
2024	\$72,182	\$35,360	\$107,542	\$107,542
2023	\$0	\$17,326	\$17,326	\$17,326
2022	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.